



**IRS**

**Industrial Roofing Services, Inc.**

13000 West Silver Spring Drive

Butler, Wisconsin 53007

Phone: (262) 432-0500

Fax: (262) 432-0504

[www.irsroof.com](http://www.irsroof.com)

**Proposal for**

**COMPREHENSIVE ROOF MANAGEMENT  
SURVEY UPDATE**

**of**

**MULTIPLE WATER UTILITY BUILDINGS PER THE ATTACHED  
FACILITIES LIST**

**Racine, Wisconsin**

*Submitted by*

DAVE ANGOVE

*Prepared for*

Mr. Mike Gitter

Chief of Operations

City of Racine -Department of Water

800 Center Street

Racine, WI 53403

April 8, 2021

April 8, 2021

Mr. Mike Gitter  
City of Racine -Department of Water  
800 Center Street  
Racine, WI 53403

**SUBJECT: Proposal for a Web Based Comprehensive Roof Management Program Update for Multiple Water Utility Buildings per the Attached Facilities List, located in Racine, Wisconsin.**

Dear Mr. Gitter:

Industrial Roofing Services, Inc. is pleased to submit the following proposal to perform a Comprehensive Roof Management Survey Update of the below-listed facilities. This survey update and the accompanying Executive Management Summary will provide you with the information required to plan for any necessary roofing work, improve budget forecasting for capital expenditures, and facilitate proactive asset management practices which result in reduced life-cycle costs of new and existing roof systems.

In addition to a hard copy report, the results of this survey will be available for your review through a secure client login via our Web Based Asset Management Program at [www.irsroof.com](http://www.irsroof.com). Secure, web based access to the information gathered during this survey along with our observations and recommendations provide easy access to all information necessary to effectively manage your roof assets.

IRS shall supply all services necessary to provide the following information for each facility to be surveyed:

**Roof Plan Drawings:** IRS will update the existing scaled, CAD-generated roof plan of each facility to identify individual roof areas and determine total square footage for the purpose of establishing budgets. All perimeters will be shown on the plan.

**Roof Conditions and Photographs:** IRS will examine each roof system's general appearance to update the previous survey data with regard to flashing conditions, membrane surface conditions, general drainage characteristics, excessive traffic patterns, etc., and to identify the presence of any contaminants and/or previous repairs. The adjoining building walls will also be examined for conditions that could affect the performance of the roof system. Conditions of each roof area will be confirmed and documented with photographs.

Mr. Gitter  
April 8, 2021  
Page 2

**Recommendations and Budgets:** Based on the current construction and conditions of each roof area, IRS will establish recommendations and accurate budget figures for any required roofing work.

**Executive Management Summary:** After the survey updates are completed on the individual facilities, IRS will compile, with client input on priorities and available moneys, the facility data into a single, comprehensive plan for necessary maintenance and re-roofing expenditures for the next five years.

Mr. Gitter  
April 8, 2021  
Page 3

### **FEES**

Industrial Roofing Services, Inc. shall provide the above-described Web Based Comprehensive Roof Management Program Update, for the facilities on the attached list, for the lump sum fee of Ten Thousand, Six Hundred Dollars (\$10,600.00).

### **AUTHORIZATION**

To acknowledge acceptance of this proposal, please return a signed copy of the Authorization page with any paperwork (i.e. a purchase order or signed contract) to our corporate headquarters:

Industrial Roofing Services, Inc.  
13000 West Silver Spring Drive  
Butler, WI 53007  
Fax: (262) 432-0504

Upon receipt of a purchase order or signed contract we will enter the information in our system and schedule the work to be completed.

Should you have any questions regarding this proposal, please do not hesitate to call. We appreciate this opportunity and look forward to working with you on this project.

Sincerely yours,  
INDUSTRIAL ROOFING SERVICES, INC.

*Dave Angove*

Dave Angove  
Project Manager

**Acknowledged by:**

\_\_\_\_\_  
Name Title Date: \_\_\_\_\_

Mr. Gitter  
April 8, 2021  
Page 4

## Facilities List

Site Name	Fee
92nd Street & Sturtevant Booster Station	\$ 500.00
Booster Pump Station (Perry Avenue)	\$ 800.00
Bunker Hill Pump House	\$ 500.00
Engine Generator Building	\$ 850.00
Highway 20 Booster Station	\$ 800.00
Membrane Filtration	\$ 850.00
Newman Road Booster Station	\$ 800.00
Pretreatment Improvements	\$ 800.00
Regency Mall Elevated Storage Tank	\$ 400.00
Sheridan Woods Tank	\$ 400.00
Summit Avenue Tank	\$ 400.00
Water Service Building	\$1,400.00
Water Treatment Plant	\$2,100.00
<b>Total Fee</b>	<b>\$10,600.00</b>